

Department of Permitting & Inspections

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MEMORANDUM

To: Design Advisory Board
From: Ryan Morrison, Associate Planner
Date: December 14, 2021
RE: ZP-21-790; 125 South Cove Road

File: ZP-21-790
Location: 125 South Cove Road
Zone: RLW **Ward:** 5S
Parking District: Neighborhood
Date application accepted: November 18, 2021
Applicant/ Owner: Peregrine Design Build / David M Boardman
Request: Demolish and replace the existing single family home, and associated site improvements.

Background:

- **ZP 00-054;** rear single story addition to the existing home. August 1999.
- **ZP 04-627;** install chain link fence. June 2004.
- **ZP 07-107CA;** demolish and replace the existing single family home. November 2007.
- **ZP 21-0910CA;** demolish and replace the existing single family home. Denied June 2021.

Overview: The applicant proposes to demolish and replace the existing single family residence at 125 South Cove Road.

The property, located along the shore of Lake Champlain, is within several overlay zoning districts: Riparian and Littoral Conservation Zone, the RL Larger Lot Overlay District, and the VT Shoreland Protection Buffer. The proposal is also subject to the new shoreline low-mow zone requirement of the Riparian and Littoral Conservation Zone – Sec. 4.5.4 (c). This low-mow zone is intended for properties with frontage along Lake Champlain or the Winooski River, where development includes 400 sf or more of new or redeveloped lot coverage. The low-mow zone is a new or existing vegetated area that is not mowed more than once per year and allows vegetation to grow and mature. The low-mow zone needs to be at least 15 ft wide as measured inland from the 100-ft elevation and needs to be of a size equivalent to, or greater than, the new or redeveloped lot coverage, except that in no event shall a low-mow zone be required to extend more than 50 ft wide as measured inland from the 100-ft elevation or extend along more than 80% of a property's shoreline frontage. The attached site plan depicts the low-mow zone.

Part 1: Land Division Design Standards

No land division is proposed. Not applicable.

Part 2: Site Plan Design Standards
Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The property fronts on Lake Champlain. The proposed development will be subject to the requirements of the Riparian and Littoral Conservation Zone and VT Shoreland Protection Buffer requirements. These preservation overlays require the new building footprint to not encroach any closer to the shoreline as the existing development, and a low-mow zone. The replacement development meets the average shoreline setback, and the plans show a low-mow area, which appears to be compliant.

(b) Topographical Alterations:

The property has a gentle east-west downslope toward the lake. No significant topographical alterations are proposed.

(c) Protection of Important Public Views:

While this lakefront area has views of Lake Champlain and the Adirondack Mountains to the west, the site is not within an identified view corridor. The proposed 2 ½ story home is replacing a 2 story home, and is well within the height allowance for structures in the RLW zoning district.

(d) Protection of Important Cultural Resources:

Not applicable. The existing structure is not listed as a historic resource on either State or National Historic Registries.

(e) Supporting the Use of Renewable Energy Resources:

No part of the application will preclude the use of wind, water, solar, geothermal or other renewable energy resource.

(f) Brownfield Sites:

Not applicable. The property is not listed as a Brownfield Site.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

The applicant has submitted an Erosion Prevention and Sediment Control plan and a stormwater plan to the Stormwater Program Manager for review and approval.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

As proposed, the main front entrance (porch) will be covered. Covered entries off the rear deck will also be provided. There is ample room for snow storage on the property.

(h) Building Location and Orientation:

Neighboring structures along South Cove Road vary between 1 and 3 story buildings. Rooflines along this stretch of the street vary considerably. The proposed replacement home will have a similar alignment to the street frontage with neighboring structures.

Principal buildings shall have their main entrance facing and clearly identifiable from the public street.

As proposed, the replacement home will have a clearly defined front entrance.

A parking structure – either attached or detached – shall be setback from the longest street-facing wall of the principal structure and be differential yet consistent in character and design.

The garage is setback from the longest street facing wall of the home.

Where a garage is attached to a single-family or duplex residential structure and oriented to the street... (it) shall not exceed 24 feet.

The application contains 3 site plans (and east elevation plans). The applicant will have to use the plans that depict a 24 ft wide garage.

(i) Vehicular Access:

Although the replacement driveway will vary slightly from the existing driveway footprint, vehicular access will remain unchanged. The plans show a >18' wide driveway behind the front yard setback – which exceeds the 18 ft wide maximum allowance. Generally, a tapered driveway exceeding the 18 ft width restriction can be allowed to provide appropriate vehicular access to a garage – but to the minimum degree necessary. The plan also shows a turnaround that expands the driveway width even more. Turnarounds are acceptable as long as they don't act as a parking space. The site plan appears to, more or less, provide for this minimum tapered driveway width above the 18 ft width max. Additionally, the turnaround appears to be the minimum necessary to provide room to turn vehicles around. Aside from that, the driveway/turnaround will still have to comply with a minimum 5 ft side yard property line setback.

(j) Pedestrian Access:

There are no public sidewalks on this side of South Cove Road, and there is no evidence of properties on this side of the road having walkways to the street. However, it is recommended that a walkway between the home and the street curb be installed.

(k) Accessibility for the Handicapped:

The building inspector has jurisdiction over ADA requirements. Single family residences do not trigger ADA requirements.

(l) Parking and Circulation:

Included in the proposal is an attached 2-car garage, which will fulfill the standard 2 parking space requirement for single family residences in the Neighborhood Parking District. The plans also indicate a turnaround area in front of the garage. However, as noted above, driveways are limited to 18 ft in width. The city will allow the driveway to exceed this width to the minimum degree necessary for adequate vehicular access to a garage. The city will also allow a turnaround so that vehicles won't have to back out onto the city street. The proposed turnaround appears to be the minimum dimension necessary to achieve this goal, and it may not be used as a parking space.

(m) Landscaping and Fences

The plans do not indicate any new fencing. A landscape plan has been submitted that includes a shrub row along the front of the property, and a mix of trees and shrubs throughout. The home will be relatively screened from the street. Additional plantings at the rear of the home are also proposed, consisting of a variety of ornamental grasses, perennials, and shrubs.

(n) Public Plazas and Open Space:

Nor applicable.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

The front elevation drawing shows wall mounted fixtures on the front of the garage, and a hanging fixture under the front porch roof. The rear elevation drawing shows two wall mounted fixtures. There is no indication of lighting on either side of the home. While the fixtures shown on the front façade appear to be typical residential fixtures that normally comply with the lighting standards of Sec. 5.5.2, the applicant will have to provide spec sheets for verification.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be place underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

Utilities will need to be placed underground. Underground utilities appear to serve the existing home. The plans will need to be updated to show the location of electric and gas meters. It is expected that trash and recycling will be kept in the garage. If there are any outdoor mechanical units proposed, they will need to be shown on revised plans, and spec sheets provided. Lastly, mechanical units, meters, trash/recycling containers, etc. will have to be screened from view from the public street.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

Neighboring residences along South Cove Road range between 1 and 3-story homes. The replacement home will be similar in height to the existing home. Given the lot size and

surrounding development, the proposal will not create a structure with unordinary massing, height and scale.

2. *Roofs and Rooflines.*

There are a variety of roof styles in this neighborhood, but the most common would be gable. The main portion of the new home will have a gable roof/roofline that runs parallel with the street. In contrast, the attached garage and front dormers will have gable roofs as well, but will be perpendicular to the street. Roofing on the main roof sections will be asphalt shingle, with standing seam metal roofing on the rear porch roof, cupola, and at the base of the street-facing main roof.

3. *Building Openings*

There is a mix of double-hung, casement, awning and fixed windows proposed throughout the home in what appears to be consistent and appropriate locations. Doors will locate at the main front entrance and out to the rear porches.

(b) Protection of Important Architectural Resources:

Not applicable.

(c) Protection of Important Public Views:

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge:

Building facades shall be varied along the street edge by the integration of architectural features, building materials, or physical step-backs of the façade along its length. ..This may be accomplished by incorporating fenestration patterns, bays, horizontal and vertical façade articulations, the rhythm of openings and prominent architectural features such as porches, patios, bays, articulated bases, stepping back an elevation relative to surrounding structures, and other street level details. The use of traditional façade components such as parapet caps, cornices, storefronts, awnings, canopies, transoms, kick plates, and recessed entries are highly encouraged. In areas where high volumes of pedestrian traffic are desired, the use of architectural recesses and articulations at the street level are particularly important in order to facilitate the flow of pedestrian traffic.

The new home will be setback from the street similarly to neighboring homes. The front façade offers a variety of articulations with window placement, street-facing dormers, a front porch and a 2-bay garage. The front yard will be landscaped extensively as well.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

The new home will have cedar shingle siding with painted cedar trim. Roofing will consist of asphalt shingles, with copper metal accents. Standing seam metal roofing will be used on the cupola and rear porch roof. Wood doors and windows with grilles are proposed throughout. The

chimney will be stone with a bluestone cap. The porches/decks will be constructed with IPE deck boards.

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

(g) Make advertising features complementary to the site:

Any signs will require separate permitting.

(h) Integrate infrastructure into the building design:

See Section 6.2.2 (p), above.

(i) Make spaces secure and safe:

Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit.

New construction shall conform to all building and life safety code as defined by the building inspector and the fire marshal.

RECOMMENDED MOTION:

Approve per the following conditions and forward to the Development Review Board

- Spec sheets for all materials: siding, windows, doors, mechanical units, roofing material, etc. shall be submitted to staff.